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*** (LBTT Paid) *** Incentives available for a limited time on early reservations:

Walnut Grove by Ogilvie Homes is a luxury, exclusive development of fifteen stunning four-bedroom detached homes, surrounded by beautiful Perthshire countryside, on the banks of the River Tay, and just a stone's throw from Perth itself, truly enjoying the best of both worlds.

The development offers a rare opportunity for those looking to have all the amenities and services of a city close to hand and picturesque open countryside on the doorstep.

There are four house types within Walnut Grove: The Warwick, The Herriot, The Lincoln, and The Kingston. Each home will come with high-specification fixtures and fittings throughout, fully-integrated quality kitchens, bathrooms and en-suites, fully turfed gardens, solar panels and private driveways, with customisable options available. External finishes of each property will be unique in composition, resulting in no, two properties within the development looking exactly the same.



KEY FEATURES

- 'A' rated energy efficient boiler
- Contemporary chrome ironmongery
- Photovoltaic Solar Panels
- 10-year new home warranty
- Quality kitchen appliances
- Selection from a wide range of Porcelanosa designer tiles
- Paved footpaths and patios
- Turf to front & Rear gardens
- Paviour driveways and feature wall areas throughout the development



Cook, eat, repeat,
cook, eat, repeat,
cook, eat, repeat,
cook, eat, repeat,
cook, eat, repeat.
*Ingredients, recipes
and stories.*

Nigella Lawson









West Kinfauns is a small community on the very edge of Perth, on the banks of the River Tay and at the foot of Kinnoull Hill, on top of which Kinnoull Hill Tower is perched.

The river and the surrounding countryside are havens for those who enjoy the outdoor lifestyle with tranquil walks on the doorstep, as well as Willowgate Activity Centre, offering an extensive range of activities (both in the water and on dry land!) for the whole family. Also, the Willowgate Café is an award-winning eatery for those who prefer to spectate with a hot drink in hand. Other outdoor groups along the river include the Tay Rowing Club and Perth Water Sports Club, and for avid golfers, King James VI golf course can be found on Moncrieffe Island, with a number of other courses easily accessible in Perth and further afield.

Indoor fitness and leisure provisions are offered at Perth Leisure Pool, with many other venues and groups also available, ensuring every

taste is catered for. Nearby amenities include a number of shops and a supermarket, with more extensive facilities available in the city centre, just a short drive away, such as a shopping centre, further supermarkets, a selection of cafés, restaurants, and bars, hairdressers, barbers, beauty salons, and other everyday essentials. Schooling is well catered for in the area at a selection of local primary and secondary schools, with private education and childcare options also easily accessible. Travelling across the city and further afield is fast and efficient, with excellent bus services, major roads, and regular rail links to Aberdeen, Glasgow, Edinburgh, and Inverness. **Please note photo(s) are for illustrative purposes only**

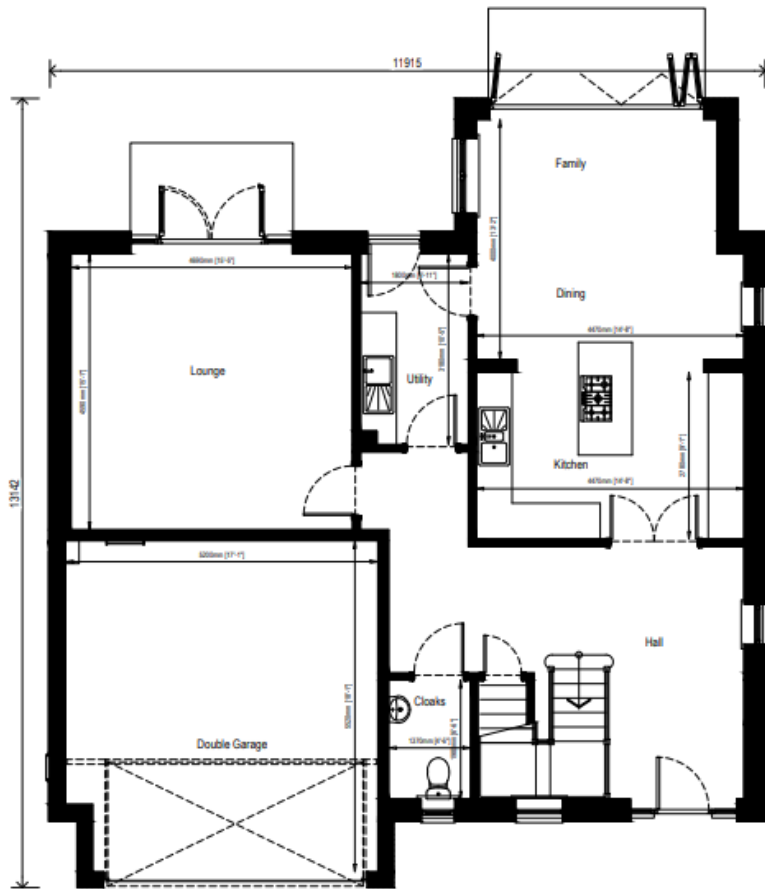
Substitute with LBTT

£400 cost of living contribution towards mortgage for 24 months along with Karndean flooring and Carpets. or £800 cost of living contribution towards mortgage for 12 months along with Karndean flooring and Carpets.

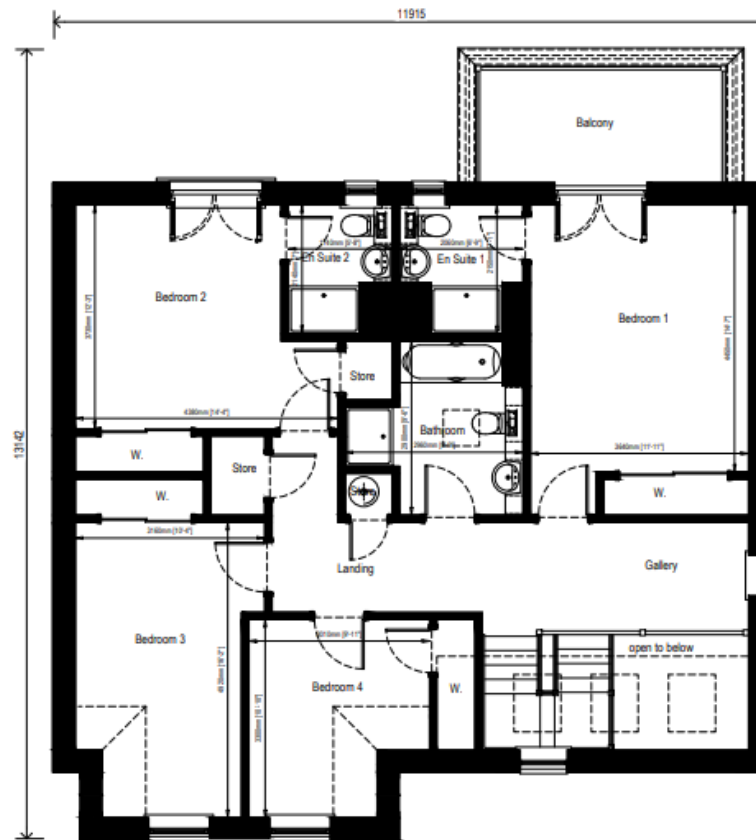








GROUND FLOOR PLAN 1:50



FIRST FLOOR PLAN 1:50



KINGSTON, WALNUT GROVE
WEST KINFAUNS,
PERTHSHIRE, PH2 7XZ

Approx gross internal area 1,678 sqft | 156 sqm

Property reference X02507

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.







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